On January 21, 2014, at 7:30 p.m., in the Council Chambers of Troy City Hall, Chair Kneale called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:
Bruce Bloomingdale
Glenn Clark
Kenneth Courtney
David Eisenbacher
Allen Kneale
Thomas Krent
David Lambert

Also Present:
Paul Evans, Zoning and Compliance Specialist
Julie Quinlan Dufrane, Assistant City Attorney

2. APPROVAL OF MINUTES – December 17, 2013

Moved by Bloomingdale
Seconded by Eisenbacher

RESOLVED, to approve the December 17, 2013 meeting minutes.

Yes: All

MOTION PASSED

3. APPROVAL OF AGENDA – No changes

4. HEARING OF CASES

A. VARIANCE REQUEST, MARVIN PISARCZYK for WITZENMANN USA, 1201 and 1305 STEPHENSON HIGHWAY – In order to construct an addition to both buildings that will connect the buildings, a 10 foot variance to the required minimum 10 foot side yard setback. This variance is needed for both properties. Zoning Ordinance Section 4.15 (C), IB Zoning District.

Moved by Krent
Seconded by Courtney

RESOLVED, to grant the request with the condition that if the tenant vacates either building, the structure shall be removed in its entirety.

Yes: All

MOTION PASSED

B. VARIANCE REQUEST, BRANDON MULLER for CLARK HILL PCL, 268-388 JOHN R – In order to construct parapet walls, a 5 foot variance to the required maximum 30 foot height limit. Zoning Ordinance Section 4.13 (C), CB Zoning District.

Moved by Krent
Seconded by Eisenbacher

RESOLVED, to grant the request.

Yes: All

MOTION PASSED

C. ZONING ORDINANCE INTERPRETATION, 4924 ROCHESTER – To interpret whether the proposed principal use of property constitutes a community center, a club, place of worship, or some other use under the City's Zoning Ordinance. Zoning Ordinance Section 15.04 (B and D).

Moved by Bloomingdale
Seconded by Courtney

RESOLVED, to allow the property owner's representative 5 minutes to make his presentation.

Yes: All

MOTION PASSED

Moved by Clark
Seconded by Courtney

RESOLVED, the Zoning Board of Appeals interprets the proposed use of the property as a place of worship.

Yes: Bloomingdale, Clark, Courtney, Eisenbacher, Krent
No: Kneale, Lambert

MOTION PASSED

5. COMMUNICATIONS – None

6. MISCELLANEOUS BUSINESS – For the February Zoning Board meeting, the Board agreed to start discussion of potential Zoning Ordinance amendment recommendations. Board Member Krent advised he has been keeping a list, which he will forward to Mr. Evans for inclusion with next month's agenda packet.

7. PUBLIC COMMENT – One person thanked the Board for their professional conduct and devotion to their duty.

8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 11:14 p.m.

Respectfully submitted,

Allen Kneale/klc

Allen Kneale, Chair

Paul Evans

Paul Evans, Zoning and Compliance Specialist

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